Property ID: R41784

Property Information

property address: <u>903 S MAIN</u>

legal description: <u>SMYTHE #1, BLOCK D, LOT 3 (PT OF)</u>

owner name/address: <u>MOREHEAD, BRUCE W JR & MARY</u>

<u>201 NORTH AVE E</u>

<u>BRYAN, TX 77801-4440</u>

full business name: USED OFFICE FURNITURE

land use category: Comm. Ret.   type of business: Furni Store

current zoning: SC-B   occupancy status: VACANT

lot area (square feet): 12084   frontage along Texas Avenue (feet): 130

lot depth (feet): 142   sq. footage of building: 5340

property conforms to: ☐ min. lot area standards   ☐ min. lot depth standards   ☐ min. lot width standards

Improvements

of buildings: 1   building height (feet): 21   # of stories: 1

type of buildings (specify): Masonary

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☑ no (if no, specify) Less than 2 FT. From Side Setback w/ R771100

approximate construction date: 70s accessible to the public: ☑ yes ☐ no

possible historic resource: ☐ yes ☑ no   sidewalks along Texas Avenue: ☐ yes ☑ no

other improvements: ☐ yes ☑ no   (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☑ yes ☐ no   ☑ dilapidated ☑ abandoned ☐ in-use

# of signs: 1   type/material of sign: ELECTRIC

overall condition (specify): DILAPIDATED

removal of any dilapidated signs suggested? ☑ yes ☐ no (specify) _____

Off-street Parking

improved: ☑ yes ☐ no   parking spaces striped: ☑ yes ☐ no   # of available off-street spaces: 6

lot type: ☑ asphalt ☐ concrete ☐ other _____

space sizes: _____   sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: DETERIORATING

end islands or bay dividers: ☐ yes ☐ no: landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

N/A

how many: _____   curb types: ☐ standard curbs   ☐ curb ramps   curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no   meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☑ no   (if none is present) is there room for landscaping on the property?   ☑ yes   ☐ no

comments: _____

_____

Outside Storage

☐ yes ☑ no   (specify) _____
                              (Type of merchandise/material/equipment stored)

dumpsters present: ☑ yes   ☐ no   are dumpsters enclosed: ☑ yes   ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☑ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   ☐ yes   ☐ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes   ☑ no

Other Comments:

- For LEASE Sign in Window

_____

_____

_____

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